



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Approved PLAN COMMISSION

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse Channel 99 or at www.madisoncitychannel.tv.

Monday, November 18, 2024

5:30 PM

****Virtual Meeting****

Important information regarding how to listen to or watch and participate in this meeting:

1. **WRITTEN COMMENTS:** You can send comments on agenda items to pccomments@cityofmadison.com. Comments received after 3:00 p.m. on the day of the meeting may not be added to the public record until after the meeting.
2. **REGISTER BUT DO NOT SPEAK:** You can register your support, opposition, or neither support or opposition to an agenda item without speaking at <https://www.cityofmadison.com/MeetingRegistration>.
3. **REGISTER TO SPEAK or TO ANSWER QUESTIONS:** If you wish to speak to an agenda item at the virtual meeting in support, opposition, or neither support or opposition, you **MUST** register.

You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak OR answer questions, you will be prompted to provide contact information so that you can be sent an email with the information you will need to join the virtual meeting.

4. **WATCH THE MEETING:** You can listen to or watch the Plan Commission meeting in several ways:

- Livestream on the Madison City Channel website:
<https://www.cityofmadison.com/watchPlanCommission>
- Livestream on the City of Madison YouTube Channel:
<https://www.youtube.com/user/CityofMadison>
- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 820 9601 8028

****Note** Quorum of the Common Council may be in attendance at this meeting.**

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

Please contact the Department of Planning and Community & Economic Development at (608) 266-4635.

CALL TO ORDER/ROLL CALL

PUBLIC COMMENT

1. [60306](#) Plan Commission Public Comment Period
- See 'Womens Sports Help Society Public Comments 11-01-24'

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

MINUTES OF THE NOVEMBER 4, 2024 REGULAR MEETING

[https://madison.legistar.com/View.ashx?
M=M&ID=1132530&GUID=A9DEF934-2300-494B-86D1-F015229E941C](https://madison.legistar.com/View.ashx?M=M&ID=1132530&GUID=A9DEF934-2300-494B-86D1-F015229E941C)

SCHEDULE OF MEETINGS

Regular Meetings:
- Mondays, December 2, 16, 2024 and January 13, 2025 at 5:30 p.m. (Virtual)

AGENDA NOTE:

Note: Hearing items may be called at any time after the beginning of the meeting. Those wishing to speak on an item must register with the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

PUBLIC HEARINGS

Development-Related Requests

2. [85650](#) 6717 Odana Road (District 19): Consideration of a conditional use in the Commercial Center (CC) District for animal boarding to allow an animal boarding tenant in a multi-tenant commercial building.

Note: The Certified Survey Map for Item 3 was granted administrative approval consistent with the approval process outlined in Section 16.23(4)(f) of the Subdivision Regulations. However, following the administrative approval, it was determined that the approving resolution was inadvertently introduced with referral to the Plan Commission. Staff requests that the Plan Commission recommend approval of the CSM to combine the four parcels into one lot to the Common Council subject to the conditions in the letter of conditional approval attached to the legislative file.

3. [85419](#) Approving a Certified Survey Map of property owned by Danisco USA, Inc. located at 3322 Agriculture Drive and 5017-5025 Femrite Drive (District 16).

Note: Items 4-6 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

4. [85636](#) 306 S Brearly Street (District 6): Consideration of a demolition permit to demolish a multi-tenant commercial building.
5. [85637](#) 306 S Brearly Street (District 6): Consideration of a conditional use in the Traditional Shopping Street (TSS) District for dwelling units in a mixed-use building with greater than 60 units; consideration of a conditional use in the TSS District and Transit-Oriented Development (TOD) Overlay for a mixed-use building with less than 50% of non-residential ground-floor frontage facing the primary street; and consideration of a conditional use in the TSS District and TOD Overlay for a building exceeding four stories and 60 feet of height, all to allow construction of a mixed-use building containing 1,500 square feet of commercial space and 120 apartments.
6. [85653](#) Approving a Certified Survey Map of property owned by Brearly Street Property Group, LLC located at 306 S Brearly Street (District 6).

Note: Items 7-9 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

7. [85410](#) 423, 425, and 427 W Mifflin Street (District 4): Consideration of a demolition permit to demolish a single-family residence, a two-family residence, and a four-unit apartment building.
8. [85411](#) 423-427 W Mifflin Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a four-story, 40-unit apartment building.
9. [85625](#) Approving a Certified Survey Map of property owned by Madison Development Corporation located at 423-427 W Mifflin Street (District 4).

Note: Item 10 should be referred to December 2, 2024 pending review by the Urban Design Commission.

10. [85651](#) 8102 Wellness Way/ 8198 McKee Road (District 7): Consideration of a conditional use in a Campus-Institutional (CI) District without a campus master plan for the establishment, improvement, or modification of a primary use occurring outside of an enclosed building, to allow installation of various landscaping and gardening improvements and accessory structures associated with an existing hospital (UnityPoint Health-Meriter Child and Adolescent Psychiatry Facility).

Note: Items 11-13 should be referred to December 2, 2024 to allow the project to be re-noticed.

11. [85416](#) 418, 420, 422, 426, 430, 432, 436, 440, and 444 W Washington Avenue and 413 and 417 W Mifflin Street (District 4): Consideration of a demolition permit to demolish three (3) single-family residences, four (4) two-family residences, three (3) three-family apartment buildings, and one four-unit apartment building.
12. [85418](#) 416-446 W Washington Avenue and 413-417 W Mifflin Street (District 4): Consideration of a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a six-story, 162-unit apartment building.
13. [85420](#) Approving a Certified Survey Map of property owned by CRG Acquisition, LLC located at 416-446 W Washington Avenue and 413-417 W Mifflin Street (District 4).

Note: Items 14 and 15 should be referred to December 2, 2024 at the request of the applicant and staff.

14. [85814](#) Creating Section 28.022-00696 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-P (Traditional Residential-Planned) District and creating Section 28.022-00697 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to TR-U1 (Traditional Residential-Urban 1) District and creating Section 28.022-00698 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to NMX (Neighborhood Mixed Use) District and creating Section 28.022-00699 of the Madison General Ordinances to change the zoning of a portion of property located at 940-1050 South High Point Road, 1051 South Pleasant View Road and 902 Landmark Trail from Temporary A (Agricultural) District to CC-T (Commercial Corridor-Transitional) District . (District 1)

15. [85415](#) Approving the preliminary plat of the *Hill Valley* on property addressed as 940-1050 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail (District 1).

BUSINESS BY MEMBERS

SECRETARY'S REPORT

- Upcoming Matters – December 2, 2024

- ID 82973 - Urban Design Commission Code Update Project, Phase 1 Amendment (To be referred to a future meeting)
- ID 86025, 84607 & 84010 - 4303 Portage Road - Demolition Permit, Rezoning from Temp. TR-U1 to [Permanent] TR-U1 and Conditional Use - Demolish single-family residence to construct three-story apartment building containing 65-units
- ID 85652 - 2150 Marty Road - Conditional Use - Construct a residential building complex on Lot 218 of approved Midpoint Meadows subdivision containing 228 apartments in 6 buildings with clubhouse
- ID 85815 - 802-818 W Badger Road and 825 Hughes Place - Rezoning from SR-V1 and CC-T to RMX for future multi-building mixed-use redevelopment
- ID 85816 85654 - 6701 McKee Road/ 6702 Mader Drive - Rezone from PD(GDP) to PD(SIP) and Certified Survey Map Referral to construct a three-story mixed-use building with 2,500 sq. ft. of commercial space and 125 apartments on one lot, with one outlot to be created for private streets and stormwater management
- ID 85828 - 3709 Kinsman Boulevard - Demolition Permit to demolish a commercial building
- ID 85829 - 810-818 W Badger Road - Demolition Permit to demolish two commercial buildings
- ID 85830 - 814-826 North Avenue - Demolition Permit to demolish a commercial building
- ID 85831 - 1810 S Park Street - Demolition Permit to demolish a commercial building
- ID 85832 - 1901-1915 S Park Street - Demolition Permit to demolish a commercial building

- Upcoming Matters – December 16, 2024

- ID 85834 - 4845 Tradewinds Parkway - Conditional Use - Construct indoor recreation facility
- ID 86023 - 1917 Moorland Road - Demolition Permit- Demolish single-family residence
- ID 86024 - 2809 Royal Avenue - Conditional Use - Construct private parking facility for veterinary hospital located in the City of Monona

The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpced/planning/current-projects/1599/>.

Projects are generally grouped by Plan Commission date. The information on the Current Projects pages may be different than the information in the Plan Commission materials for the meeting when a particular item will be considered.

ANNOUNCEMENTS

ADJOURNMENT

REGISTRATIONS

Following adjournment of the meeting, a final, complete list of persons registered for items on the agenda will be attached to File ID 81428, Registrants for 2024 Plan Commission Meetings.